

Planning Department
Sevenoaks District Council
Argyle Road
Sevenoaks
Kent
TN13 1HG

23 September 2019

Dear Sir/Madam,

FORT HALSTEAD, CROW DRIVE

HYBRID PLANNING APPLICATION SUBMISSION

On behalf of Merseyside Pension Fund (hereafter identified as the applicant), please find enclosed a hybrid planning application for Fort Halstead, Crow Drive, Sevenoaks, TN14 7BP.

The proposed description of development is:

"Hybrid planning permission comprising:

In detail:

- *Demolition of existing buildings;*
- *Change of use and works to buildings Q13 and Q14 (including landscaping and public realm);*
- *Primary and secondary accesses.*

In outline:

- *Development of business space (use classes B1a/b/c) of up to 27,659 sq m GEA;*
- *Works within the 'X' enclave relating to energetic testing operations, including fencing, access, car parking;*
- *Development of up to 750 residential dwellings;*
- *Development of a mixed-use village centre (use classes A1/A3/A4/A5/B1a/D1/D2);*
- *Development of a one form entry primary school;*
- *Change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space;*
- *Roads, pedestrian and cycle routes, public transport infrastructure, car parking, utilities infrastructure, drainage;*
- *Landscaping, landforming and ecological mitigation works."*

This planning application has been submitted direct to Sevenoaks District Council (SDC) and a list of all submitted documentation is appended to this letter. The planning application fee of £113,114 has been paid direct to SDC.

At the request of officers, six hard copies of the application submissions have been submitted to SDC.

The application is a hybrid planning application. The outline part of the application is with all matters reserved for the proposed development in exception to the primary and secondary accesses to the site. The detailed component in addition to the accesses, relates to works associated to existing buildings Q13 and Q14, including the demolition of existing buildings, change of use, extension and associated alterations with landscaping and public realm.

The document list below identifies those documents relative to both the outline and detailed components of the hybrid planning application.

A separate Listed Building application will be submitted to SDC in respect of the proposals to Q14.

Through the established Planning Performance Agreement with SDC, the applicants project team has received pre-application advice from SDC officers through the preparation of the proposals which has assisted in the preparation of this planning application.

If you require any further information, please do contact myself or Kelly Lippett [REDACTED]. CBRE look forward to working with Sevenoaks District Council during the planning application process and to receiving acknowledgement of receipt of this application.

Yours sincerely,

[REDACTED]

ALISON TERO
SENIOR DIRECTOR - PLANNING

Enc. Hybrid Planning Application List of Documentation

HYBRID PLANNING APPLICATION SUBMISSION DOCUMENTS	AUTHOR
DOCUMENTS FOR APPROVAL	
Application Form and Ownership Certificates	CBRE
Site Location Plan (0056I_S01 Rev P1)	JTP
Existing Site Location Plan (0056I_S04 Rev P1)	JTP
Outline Parameter Plans: <ul style="list-style-type: none"> ▪ Land Use and Green Infrastructure Plan (00556I_PP01 Rev P1) ▪ Building Heights Plan (00556I_PP02 Rev P1) ▪ Access and Movement Plan (0056I_PP03 Rev P1) ▪ Demolition Plan (0056I_PP04 Rev P1) 	JTP
Detailed Plans: <ul style="list-style-type: none"> ▪ Village Centre (Q13-Q14) Proposed Demolition (00556J_MP_S01) ▪ Village Centre (Q13-Q14) Proposal in Context (00556J_MP_S03) ▪ Village Centre (Q13-Q14) Proposed Ground Floor in Context (00556J_MP_S04) ▪ Village Centre (Q13-Q14) Existing Ground Floor Plan (0056J_Q13-14_S01) ▪ Village Centre (Q13-Q14) Existing First Floor Plan (0056J_Q13-14_S02) ▪ Village Centre (Q13-Q14) Existing Roof Plan (0056J_Q13-14_S03) ▪ Village Centre (Q13-Q14) Existing Elevations (0056J_Q13-14_S04) ▪ Village Centre (Q13-Q14) Existing Elevations (0056J_Q13-14_S05) ▪ Village Centre (Q13-Q14) Proposed Primary Demolition (0056J_Q13-14_S06) ▪ Village Centre (Q13-Q14) Proposed Ground Floor Plan (0056J_Q13-14_S07) ▪ Village Centre (Q13-Q14) Proposed First Floor Plan (0056J_Q13-14_S08) ▪ Village Centre (Q13-Q14) Proposed Roof Plan (0056J_Q13-14_S09) ▪ Village Centre (Q13-Q14) Proposed Elevations (0056J_Q13-14_S10) ▪ Village Centre (Q13-Q14) Proposed Elevations (0056J_Q13-14_S11) ▪ Village Centre (Q13-Q14) Proposed Sections (0056J_Q13-14_S12) 	JTP

<ul style="list-style-type: none"> ▪ Village Centre (Q13-Q14) Street Elevations (0056J_Q13-14_S13) ▪ Village Centre (Q13-Q14) Bin and Cycle Store (0056J_Q13-14_S14) 	
Detailed Access Plans: <ul style="list-style-type: none"> ▪ PolHill Access (41290_5501_041) ▪ Star Hill Access (41290_5501_044) 	PBA
SUPPORTING DOCUMENTS	
Detailed Village Centre Document	JTP
OPA Illustrative Masterplan (0056I_MP01 Rev P1)	JTP
OPA Indicative Density Plan (0056I_S02 Rev P1)	JTP
Design and Access Statement	JTP
Design Principles Document	JTP
Detailed (Q13-Q14) Schedule of Accommodation	JTP
CIL Form – <i>related to the detailed component of application only</i>	CBRE
Planning Statement (inc S106 Heads of Terms)	CBRE
AONB Report	LDA Design
Viability Statement	DS2
Employment Opportunities Report	Hatch Regeneris
Statement of Community Involvement	CBRE
Sustainability Statement	CBRE
Energy Statement	CBRE
Environmental Statement Volume I: Non-Technical Summary	CBRE
Environmental Statement Volume II: Main Volume Chapters: <ul style="list-style-type: none"> ▪ Chapter 1: Introduction ▪ Chapter 2: EIA Methodology ▪ Chapter 3: Application Site and Proposed Development ▪ Chapter 4: Alternatives and Design Evolution ▪ Chapter 5: Construction Strategy ▪ Chapter 6: Socio-Economics ▪ Chapter 7: Landscape and Visual ▪ Chapter 8: Historic Environment ▪ Chapter 9: Biodiversity ▪ Chapter 10: Transportation ▪ Chapter 11: Air Quality ▪ Chapter 12: Noise and Vibration ▪ Chapter 13: Ground Conditions and Contamination 	

<ul style="list-style-type: none"> ▪ Chapter 14: Water Resources and Flood Risk ▪ Chapter 15: Cumulative Effects ▪ Chapter 16: Summary of Mitigation and Residual Effects ▪ Chapter 17: Glossary and Abbreviations 	
Environmental Statement Volume III: Technical Appendices	
<ul style="list-style-type: none"> ▪ 2.1: EIA Scoping Report ▪ 2.2: EIA Scoping Opinion & Subsequent Correspondence ▪ 2.3: Technical Consultant CVs ▪ 2.4: Climate Change Mitigation and Adaption Assessment ▪ 2.5: Human Health Technical Note ▪ 2.6: Major Accidents and Disasters Report 	CBRE
<ul style="list-style-type: none"> ▪ 3.1: Arboricultural Impact Assessment and Tree Retention Plan 	Middlemarch
<ul style="list-style-type: none"> ▪ 3.2: Fort Halstead Summary Lighting Assessment 2019 	Royal HaskoningDHV
<ul style="list-style-type: none"> ▪ 3.3: Lighting Assessment 2015 	Royal HaskoningDHV
<ul style="list-style-type: none"> ▪ 3.4: Slope Stability Report 	Waterman
<ul style="list-style-type: none"> ▪ 3.5: Village Centre Detailed Design 	JTP
<ul style="list-style-type: none"> ▪ 5.1: Outline CEMP 	CBRE
<ul style="list-style-type: none"> ▪ 6.1: Socio-economics Technical Report 	Hatch Regeneris
<ul style="list-style-type: none"> ▪ 7.1: Landscape and Visual Impact Assessment ▪ 7.2: AONB Report 	LDA Design
<ul style="list-style-type: none"> ▪ 8.1 Built Heritage Statement (Site-Wide) ▪ 8.2 Built Heritage Statement: Q14 ▪ 8.3 Archaeological Desk-Based Assessment 	CgMs Ltd
<ul style="list-style-type: none"> ▪ 9.1 – 9.11: Preliminary Ecological Appraisal and Protected Species and Habitat Surveys ▪ 9.12: Framework Ecological Mitigation Strategy 	Middlemarch
<ul style="list-style-type: none"> ▪ 10.1 Transport Assessment (including Framework Travel Plan) 	PBA
<ul style="list-style-type: none"> ▪ 11.1: Air Quality Assessment ▪ 11.2: Assessment Methodology 	Waterman
<ul style="list-style-type: none"> ▪ 12.1: Baseline Noise Monitoring ▪ 12.2: Demolition and Construction Noise Assessment: ▪ 12.3: Road Traffic Noise Assessment Calculations and Figures 	Hydrock
<ul style="list-style-type: none"> ▪ 13.1: Desk Study: Ground Investigation and Data Assessment ▪ 13.2: Outline Remediation Method Statement 	Hydrock

▪ 14.1: Flood Risk Assessment & Drainage Strategy Report	Hydrock
▪ 14.2: Utilities Assessment Report	CBRE